

AS 5832

WARRANTY DEED

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THIS INDENTURE, made and entered into on this the 4th day of December, 1987

by and between Jimmy G. Ketchum and wife, Judy R. Ketchum party of the first part, and William Lee Burks, Sr. and wife, Bonnie J. Burks party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Shelby, State of Tennessee: and County of Desoto, State of Mississippi:

Being 5.13 acres, more or less, as per Exhibit A attached hereto and made a part hereof, setting forth a metes and bounds description, and the permanent right of egress and ingress to the parties of the second part of a utility easement for water to the subject property. This grant and easement shall constitute a covenant running with the land for the benefit of the parties of the second part, their heirs, successors or assigns.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, successors and assigns in fee simple forever, as tenants by the entirety with full rights of survivorship and not as tenants in common, it being the express intention of the parties that in the event of the death of either of them, fee simple title to

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforesaid real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for subdivision restrictions, building line restrictions and easements of record in the Register's Office of Shelby County, Tn, and Chancery Clerk's office of DeSoto County, MS, and Deed of Trust in favor of Elmore Holmes, etux, recorded in Book 286, Page 414, Chancery Clerk's office, DeSoto County, MS, and Deed of Trust in favor of Elmore Holmes, etux, recorded under and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons. Taxes for the year 1987 are to be prorated. Parties agree residence located on said property is sold in "as is" condition per real estate contract.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

* said property shall vest in the survivor. * Register's No. T4-9407, Shelby County, TN, both in the current principal amount of \$10,000.00 each, and Parties of the Second Part take subject to said loans.

Jimmy G. Ketchum Jimmy G. Ketchum Judy R. Ketchum

MISSISSIPPI DESOTO
STATE OF TENNESSEE COUNTY OF SHELBY

Personally appeared before me, a Notary Public in and for said State and County, Jimmy G.

Ketchum and wife, Judy R. Ketchum, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4th day of December, 1987.

Denise K. Havens

Notary Public

My commission expires: January 8, 1991

(FOR RECORDING DATA ONLY)

Property Address 5605 Tchulahoma Road

Mail Tax Bills to: (Person or Agency responsible for payment of taxes)

Mr. and Mrs. William Lee Burks, Sr.

5605 Tchulahoma Road 1963 Nellie Road

Memphis, TN 38116

This instrument prepared by:

Denise K. Havens

P. O. Box 745

Southaven, MS 38671

State Tax \$.280.00

Register's Fee50

Recording Fee 6.00

Total \$.289.50

T.G. #

Return to: Denise K. Havens
P. O. Box 745
Southaven, MS 38671

Grantors' Address: 9144 Valley Green Lane
Southaven, MS 38671
Ph (601) 393-5610

Grantors' Address: 1963 Nellie Road
Memphis, TN 38116
Ph (901) 396-0177

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is

\$ 100,000.00

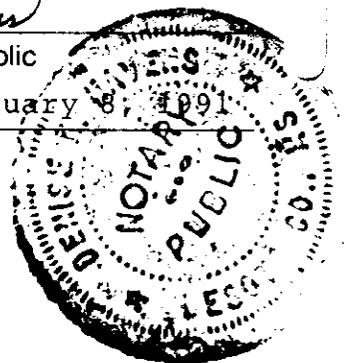
which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Jimmy G. Ketchum
Affiant

Subscribed and sworn to before me this 4th day of December, 1987

Denise K. Havens
Notary Public

My commission expires: January 8, 1991



COMPLIMENTS OF MID-SOUTH TITLE INSURANCE CORPORATION



DENISE K. HAVENS
ATTORNEY AT LAW
P. O. BOX 745
SOUTHAVEN, MS 38671

AS 5832

Exhibit A

TENNESSEE TRACT (SHELBY COUNTY)

Beginning at a point said point being a P.K. nail located at the intersection of the centerline of Tchulahoma Road and the accepted Tennessee-Mississippi State Line; thence go North 15 degrees 07 minutes 46 seconds East 150.2 feet along said centerline to a point; thence go North 14 degrees 09 minutes 46 seconds East 123.80 feet along said centerline to a point; thence go North 13 degrees 04 minutes 46 seconds East 21.66 feet along said centerline to a point; thence go North 89 degrees 33 minutes 15 seconds West 720.06 feet to an iron pin; thence go South 05 degrees 56 minutes 46 seconds East 288.49 feet to a point on the accepted Tennessee-Mississippi State Line; thence go South 89 degrees 33 minutes 15 seconds East along said State Line 615.78 feet to the point of beginning. Said tract contains 4.40 acres, more or less.

MISSISSIPPI TRACT (DESOTO COUNTY)

Beginning at a point said point being a P.K. nail located at the intersection of the centerline of Tchulahoma Road and the accepted Tennessee-Mississippi State Line; said point being located in Section 17, Township 1 South, Range 7 West, DeSoto County, Mississippi; thence go North 89 degrees 33 minutes 15 seconds West 615.78 feet along said State Line to a point; thence go South 05 degrees 56 minutes 46 seconds East 53.0 feet to an iron pin; thence go South 89 degrees 33 minutes 15 seconds East 596.90 feet to a point in the centerline of Tchulahoma Road; thence go North 14 degrees 41 minutes 45 seconds East 54.34 feet along said centerline to the point of beginning. Said tract contains 0.73 acres, more or less.

Signed for identification:

SHELBY COUNTY
REGISTER DEEDS

Jimmy G. Ketchum
Jimmy G. Ketchum

Judy R. Ketchum
Judy R. Ketchum

AS 5832	
No.	AS 5832
STATE TAX	330.00
REGISTER'S FEE	50
RECORDING FEE	9.00
TOTAL	339.50
STATE OF TENNESSEE SHELBY COUNTY GUY B. GATES REGISTER	
By	B E R D.R.

William Lee Burks, Sr.
William Lee Burks, Sr.

Bonnie J. Burks
Bonnie J. Burks

1988 SEP 29 10:44

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Filed @ 2:05 P.M. 29 Sept. 1988
Recorded in Book 208 page 350
W. E. Davis, Chancery Clerk